

Local Designation Report
Pink Perfection
170 Ocean Blvd
Southern Shores, North Carolina



June, 2018

Historic Landmark Designation Report

170 Ocean Blvd.

Southern Shores, North Carolina

1. NAME OF PROPERTY:

Historic Name: Pink Perfection

Current Name: Pink Perfection

2. LOCATION:

170 Ocean Blvd.

Southern Shores, NC 27949

3. LEGAL OWNERS OF PROPERTY:

Ashmead Pipkin

119 Pasquotank Dr.

Raleigh, NC 27609

Pipkin I Limited Partnership

1626 Queens Rd. W

Charlotte, NC 28207

4. APPLICANT:

Samuel Clay Franklin, Jr.

108 Beaufain St.

Charleston, SC 29401

5. GENERAL DATA/SITE INFORMATION:

Date of Construction: 1952

Date of Alteration: 1994

Approximate lot size or acreage: 33,000 sq. feet

Original Architect: Edward Lowenstein

Original Builder: Kellogg Supply

Alteration Architect: W. Stanley Russell

Alteration Builder: Joe Smith Construction

Original Use: Family Cottage

Present Use: Family Cottage

Appraised Building Value: \$110,100

Miscellaneous Appraised Value: \$5,800

Appraised land value: \$976,000

Total Tax Value: \$1,091,900

6. CLASSIFICATION:

Structure(s) X Object _____ Site X

7. ARCHITECTURAL SIGNIFICANCE:

The original structure was designed by Edward Lowenstein of the Greensboro, NC firm Lowenstein-Atkinson. The firm designed 1,600 buildings in North Carolina and Virginia including the Elon University School of Law and the Greensboro Public Library. The structure was altered in 1994 which converted the chauffeur's quarters and maid's room into a separate wing with its own entrance, a foyer, a guest room, a full bath, and a master bedroom suite, complete with central air conditioning and heat.

8. HISTORIC SIGNIFICANCE:

The structure was originally built and owned by Emily Edith Pipkin, corporate secretary of Edna Mills Corporation in Reidsville, NC. At her death, it passed to her brother Willis Benton Pipkin of Reidsville, NC. At his death, it passed to Mr. Pipkin's nephews Ashmead Pringle Pipkin of Raleigh, NC and the late John Benton Pipkin of Charlotte, NC. It is currently owned by Mr. Ashmead Pringle Pipkin and the daughters of Mr. John Benton Pipkin: Anne Hunter Pipkin and Ruth Pringle Pipkin Franklin. Ownership is expected to be transferred to Anne Hunter Pipkin and Ruth Pringle Pipkin Franklin in the fall. The property has never been listed, nominated, or determined eligible for inclusion

into the National Register of Historic Places. For historical details see: Outer Banks Architecture, An Anthology of Outposts, Lodges, and Cottages page 97, by Marimar McNaughton, published in 2000 by John F. Blair of Winston Salem, NC.

Noted novelists who have stayed at the house are Hamilton Basso (1904-1964), best known for A View from Pompey's Head and T.R. Pearson (1956-), best known for A Short History of a Small Place. T.R. Pearson described his stay at the Pink Perfection in a collection of short stories by modern Southern authors entitled A World Unsuspected: Portraits of Southern Childhood page 139, edited by Alex Harris and published September 1, 1987 University of North Carolina Press.

9. SPECIAL SIGNIFICANCE SUMMARY:

The Pipkin “Pink Perfection” cottage was designed by noted modernist architect Edward Lowenstein of Greensboro, NC. As an original Southern Shores Flat Top, it was designed and built to remain cool and comfortable for the inhabitants during the hot North Carolina summers. The flat roof provided evaporative cooling, the deep overhanging eaves provided the shade, the exterior windows and doors were angled to catch the prevailing breezes, and the interior transom windows opened to provide for refreshing air flow throughout the house. The cottage was initially built in 1952 with a detached service wing that housed the maid’s and chauffer’s quarters. Later, in 1994 under the direction of Charlotte, NC architect Stan Russell, this wing was incorporated into the main house and a master suite and guest room were created.

10. ABSTRACT:

The Pipkin “Pink Perfection” cottage is one of the few remaining original Flat Tops built during the 1950’s. Created by the noted modernist North Carolina architect, Edward Lowenstein, it exhibits several interesting design elements.



Pink Perfection, East Face



Pink Perfection, North Face



Pink Perfection, South Face



Pink Perfection, Southeast Face



Pink Perfection, West Face



This map is prepared from data used for the territory of the real property for tax purposes. Primary information sources used are recorded deeds, plats, walls, and other primary public records. Primary information records should be consulted for verification of the information contained in this map.

DARE COUNTY ASSUMES NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED IN THIS MAP.

Print Date: June 18, 2018

170 Ocean Blvd
Southern Shores, NC 27949
 Parcel: 021890000
 Pin: 986819701350
 Tax District: Southern Shores
 Subdivision: So/sh Amended Plat B Sec 3
 Lot-Blk-Sect: Lot: Lot A Blk: 27 Sec: 3
 Property Use: Residential
 Building Type: Flat Roof
 Year Built: 1952

Tax Ownership
 Ashmead Pringle Pipkin
 Pipkin I Limited Partnership

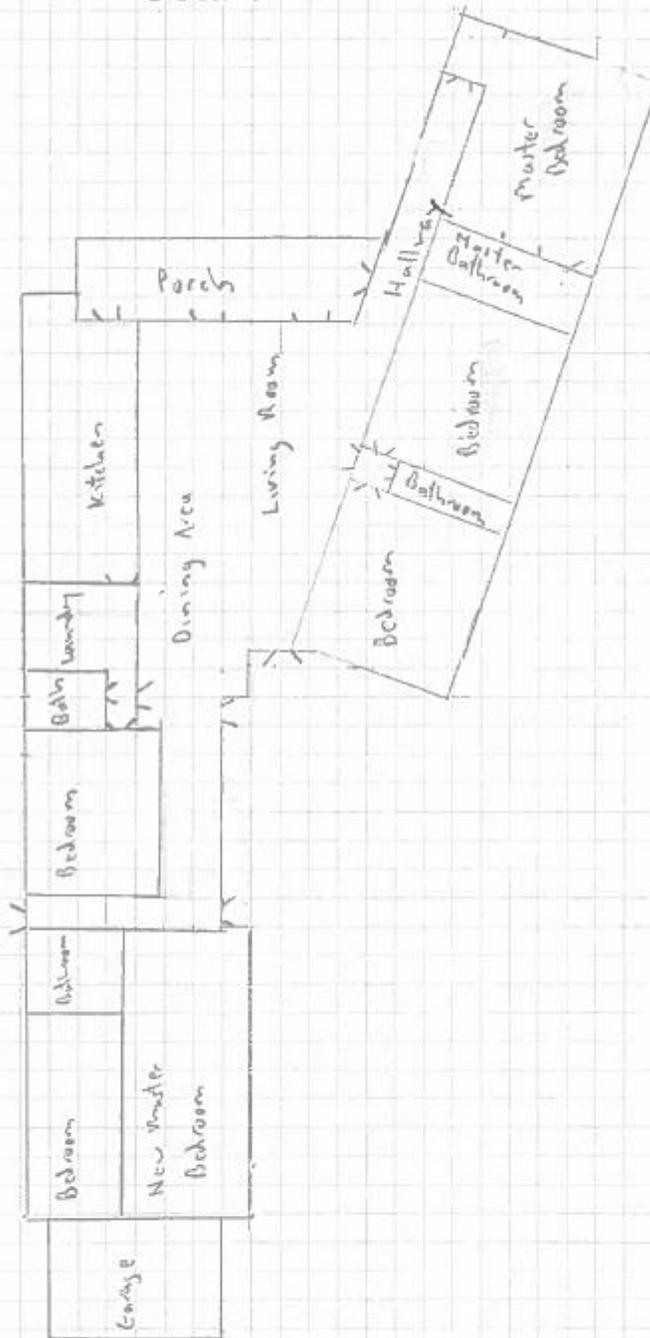
Current Tax Value	
Land	976,000
Building	110,100
Misc	5,800
Total	1,091,900

Map Legend
 Scale: 1:533
 Basemap: Aerials(2012)
 Parcel Lines
 Property Line
 Selected Parcel

4/14/2018

North

"Pink Perfection" 170 Ocean Blvd Pipkin Cottage Floorplan



Ocean

South

Street

References

Samuel Clay Franklin, Jr. Submitted documentation.

Dare County. (n.d). <http://gis.darecountync.gov/>